Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-JM-25-99

Karen Johnson Davidson County
Batch # 1253769 DEEDWARRSP
03/28/2025 02 18 00 PM 5 pgs
Fees $28 00 Taxes $17,020 00

20250328-0023532

This instrument prepared by
~~and after recording return to:~~

Dodson Parker Behm & Capparella, PC
1310 Sixth Ave. N.
Nashville, TN 37208

SPECIAL WARRANTY DEED

Address New Owner as follows	Send Tax Bills To.	Map Parcel No.:
99 White Bridge Road LLC 4535 Harding Pike Suite 309 Nashville, Tennessee 37205	Same as NEW OWNER	103-10-105 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **99 White Bridge, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **99 White Bridge Road, LLC**, a Tennessee limited liability company, its successors and assigns ("Grantee") the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto ("Land"), TOGETHER WITH any and all improvements, buildings, structures, fixtures, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property")

The Property is improved property known as 99 White Bridge Road, Nashville, Tennessee

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference ("Permitted Exceptions")

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions

[signatures and exhibits to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 24th day of March, 2025

GRANTOR:

99 White Bridge, LLC,
a Tennessee limited liability company

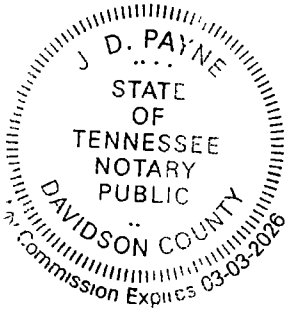
By: _____
Joan K. Raskin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Chief Manager of 99 White Bridge, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person in such capacity executed the foregoing instrument for the purposes therein expressed and contained

Witness my hand and official seal this the 24th day of March, 2025

_____ My Commission Expires
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $4,600,000 00

_____
Affiant

Sworn to and subscribed before me,
this the 24th day of March, 2025

_____ My Commission Expires
Notary Public



Exhibit "A"

Legal Description of Property

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being Lot C-101 on the Plan of Hillwood Terrace, of record in Plat Book 2663, Page 50, Register's Office for Davidson County, Tennessee, and those portions of White Bridge Road vacated and abandoned by Metropolitan Ordinance No 080-251 and 087-1927, more particularly described according to a survey by Dale and Associates, dated June 25, 2001, last revised June 26, 2001, as follows

Beginning at an iron rod situated in the Southerly margin of Brookwood Place, said point being the Northeast comer of The Fountains, LLC property of record in Book 9901, Page 53, R.O.D C., TN ,

Thence, along said road, N 75 deg 43' 29" E, a distance of 147 91 feet to an iron rod,

Thence, along said road, along a curve to the right, having a central angle of 74 deg 41' 14", a radius of 44.00 feet, a tangent of 33 57 feet, a length of 57.36 feet and having a chord which bears S 67 deg. 02' 23" E, a distance of 53 38 feet to an iron rod situated in the Westerly margin of White Bridge Road,

Thence, along said road, S 29 deg. 41' 46" E, a distance of 70 11 feet to an iron rod,

Thence, along said road, along a curve to the right, having a central angle of 81 deg 17' 04", a radius of 30 00 feet, a tangent of 25 75 feet; a length of 42 56 feet, and having a chord which bears S 26 deg. 15' 23" W, a distance of 39 08 feet to an iron rod,

Thence, along said road, along a curve to the left, having a central angle of 81 deg 23' 00", a radius of 30 00 feet, a tangent of 25 80 feet, a length of 42 61 feet, and having a chord which bears S 44 deg. 16' 51" W, a distance of 39 12 feet to an iron rod,

Thence, leaving said road, S 75 deg 43' 24" W, a distance of 150 00 feet to an iron rod;

Thence, N 14 deg. 22' 57" W, a distance of 150 00 feet to the point of beginning and containing 28,509 231 square feet or 0 654 acres of land, more or less

Being the same property conveyed to White Bridge Place, LLC, a Tennessee limited liability company (as to a forty-nine (49%) undivided tenancy in common interest) and Dickson 46, LLC, a Tennessee limited liability company (as to a fifty-one (51%) undivided tenancy in common interest) by Warranty Deed from Mary I Obersteadt, Trustee, and White Bridge Properties, a Tennessee general partnership of record in Instrument No 20010710-0073647 Register's Office for Davidson County, Tennessee, dated July 10, 2001 and recorded on July 10, 2001

Being the same property conveyed to 99 White Bridge, LLC, a Tennessee limited liability company by Quitclaim Deed from White Bridge Place, LLC, a Tennessee limited liability company (as to a forty nine (49%) interest) and Dickson 46, LLC, a Tennessee limited liability company (as to a fifty one (51%) interest)of record in Instrument No 20110803-0059471 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 3, 2011

Exhibit "B"

Permitted Exceptions

1 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met as specified in Rudy Title and Escrow, LLC Commitment No W-JM-25 99

2 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land

3. Easements, or claims of easements, not shown by the public records.

4 Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land

6 Easements or claims of easements not shown by the Public Records

7 If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment

8 Taxes for the year 2025, a lien not yet due and payable.

9 Subject to all matters shown on the Plan of record in Plat Book 2663, Page 50, as amended in Book 2750, Page 521, Book 4330, Page 692, Book 4330, Page 694, and Book 7614, Page 283, Register's Office for Davidson County, Tennessee

10 Easement for Ingress and Egress of record in Book 4289, Page 422, in the Register's Office for Davidson County, Tennessee

11 Easements retained by the Metropolitan Government of Nashville and Davidson County in Ordinance O80-251 of record in Book 6948, Page 581, in the Register's Office for Davidson County, Tennessee

12 Easements retained by the Metropolitan Government of Nashville and Davidson County in Ordinance O87-1927, of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee

13 Easement Agreement by the Fountains, LLC, a Tennessee limited liability company and Dickson 46, LLC and White Bridge Place, LLC of record in Instrument No 20110727-0057612, in the Register's Office for Davidson County, Tennessee

14 Terms and conditions of that unrecorded Lease dated March 3, 2016, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Dr Alan C Stein, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085887, in the Register's Office for Davidson County, Tennessee

15. Terms and conditions of that unrecorded Master Lease dated December 1, 1997, as amended, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Audiology Associates of Nashville, LLC, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085888, in the Register's Office for Davidson County, Tennessee.

16 Terms and conditions of that unrecorded Lease dated April 13, 2009, as amended, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Dr Therese Tlapek, d/b/a Foot and Ankle Group, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No. 20160817-0085889, in the Register's Office for Davidson County, Tennessee

17. Terms and conditions of that unrecorded Lease dated June 7, 2012, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Rozzoni Company, LLC d/b/a Hairvoyant, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085890, in the Register's Office for Davidson County, Tennessee

18 Terms and conditions of that unrecorded Lease dated November 18, 2013, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Lisa Lynn Hatcher; as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085891, in the Register's Office for Davidson County, Tennessee

19 Terms and conditions of that unrecorded Lease dated April 30, 2013, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Santi Tefel and Anna Tefel d/b/a Studio Novo, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085892, in the Register's Office for Davidson County, Tennessee

20 Terms and conditions of that unrecorded Master Lease dated May 8, 1998, as amended, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Subway Real Estate LLC, a Delaware limited liability company, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085893, in the Register's Office for Davidson County, Tennessee

21 Terms and conditions of that unrecorded Lease dated October 10, 2008, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Yuri Kovalenko and Nina Kovalenko, as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No. 20160817-0085894, in the Register's Office for Davidson County, Tennessee

22 Terms and conditions of that unrecorded Lease dated February 25, 2014, by and between 99 White Bridge, LLC, a Tennessee limited liability company, and Tennessee Chiropractic and Functional Neurology Center, P C., as evidenced by the Lease Subordination, Non-Disturbance of Possession and Attornment Agreement of record in Instrument No 20160817-0085895, in the Register's Office for Davidson County, Tennessee